Edmondson Estates

# 17 Larne Street

Ballymena, BT42 3AJ

## Offers Around £59,950

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, Ballymena, BT42 3AJ

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### ACCOMMODATION

### GROUND FLOOR

### ENTRANCE HALL
PVC front door. Wood laminate floor covering. Stairwell to first floor.

### LOUNGE OPEN PLAN TO DINING AREA
22'4 x 9'11 (6.81m x 3.02m)
Focal point open fire. Wood laminate floor covering. Access to under stair store.

### KITCHEN
14'6 x 6'9 (4.42m x 2.06m)
Fitted high and low level units and work surfaces. Stainless steel sink unit. Integrated 4 ring hob and oven. Space for washing machine and fridge freezer. PVC double glazed rear door to yard. Tiled floor.

### FIRST FLOOR

### LANDING
Access to roof space and store with gas fired central heating boiler.

### BEDROOM 1
11'7 x 11'0 (3.53m x 3.35m)

### BEDROOM 2
10'5 x 7'5 (3.18m x 2.26m)

### BATHROOM
Fitted three piece suite comprising panelled bath, wash hand basin and WC.

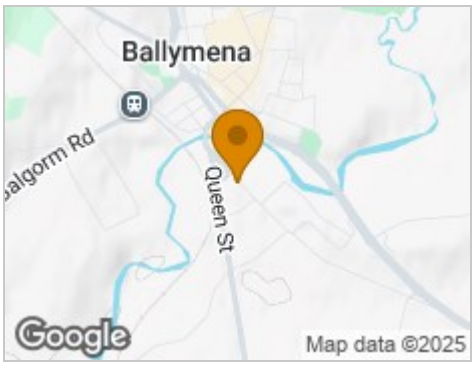
### EXTERNAL
Enclosed rear yard.

Tel: 02825655733

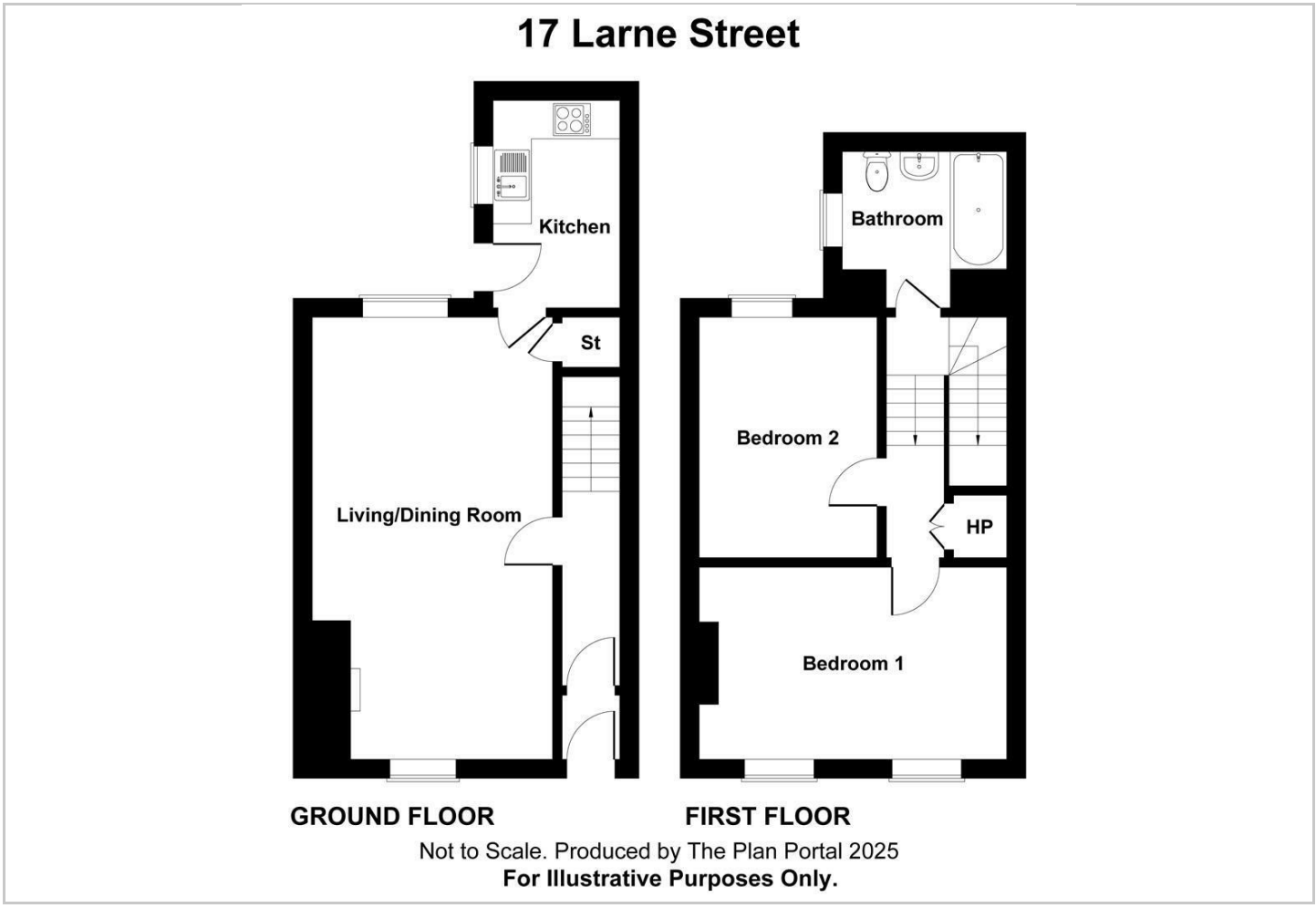
## Road Map

## Hybrid Map

## Terrain Map



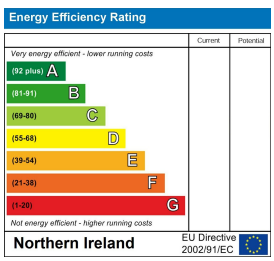

## Floor Plan




## Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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